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Town and Country Planning Act 1990

Application for Approval of Reserved Matters Notice of Decision

Application Number: 2020/37617

Proposal: Reserved matters application for approval of details of landscaping, scale, layout and appearance (warehouse and southern car park extension) pursuant to outline planning permission 2014/23290 (as amended by 2016/28337).

Location: PLOT 7A, THE HUT GROUP, SKYLINE DRIVE, WARRINGTON, WA5 3TP

Decision: THE BOROUGH COUNCIL HAS DECIDED TO **GRANT PERMISSION** SUBJECT TO THE FOLLOWING CONDITION(S);

Condition(S) & Reason(S)

- 1) This reserved matters approval shall be implemented in accordance with the following:

Plans and drawings prepared by Chetwoods;
- Site Location Plan (4873-CA-00-XX-DR-A - 00-001 - P1)

- Existing Site Layout (4873-CA-00-GF-DR-A - 00-002 - P1)
- Proposed Site Layout (4873-CA-00-GF-DR-A - 01-001 - P1)
- Existing Elevations (4873-CA-00-XX-DR-A - 00-003 - P1)
- Proposed Elevations (4873-CA-00-XX-DR-A - 01-002 - P1)
- Car Park Expansion (4873-CA-00-XX-DR-A - 01-100 - P1)

Reason – To define this reserved matters approval.

- 2) The proposed warehouse hereby approved shall not be brought into use until the areas indicated on the submitted plans to be set aside for parking and servicing have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown in drawing numbers 4873 CA 00 GF DR A 01 001 rev P1 and 4873 CA 00 XX DR A 01 001 rev P1. The parking and servicing areas shall be retained as such for the lifetime of the development.

Reason: To ensure that adequate provision is made on the site for the traffic generated by the development, including allowance for safe circulation, manoeuvring, loading and unloading of vehicles as well as parking, and that hard-surfaced areas have a satisfactory appearance in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington and with the Council’s adopted Standards for Parking in New Development SPD.

- 3) A scheme for the provision of cycle parking in accordance with the Council’s current standards shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before the proposed warehouse is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place without the express grant of planning permission by the Council.

Reason: To ensure that adequate provision for parking cycles on the site is made and retained for the lifetime of the development and to establish measures to encourage non-car modes of transport in accordance with policies CS1; MP1; MP3; and QE6 of the adopted Local Plan Core Strategy for Warrington and with the Council’s adopted Standards for Parking in New Development SPD.

Informatives

- 1)

IMPORTANT

This decision relates solely to planning legislation, and does not grant authority under the Building Regulations, nor any other legislation that might be required. The guidance notes enclosed with this decision notice will help you to understand this decision, your rights and other things you may have to do.

DATED: 09-Oct-2020

SIGNED:

A handwritten signature in black ink that reads "N. Gallagher." The signature is written in a cursive style with a large initial "N" and a period at the end.

Niki Gallagher
Development Manager
Development Management

NOTES

1. This decision is not an approval under the Building Regulations, nor is it a Listed Building or Conservation Area Consent for demolition or other works, consent to display advertisements, consent to lop or fell protected Trees (unless immediately required in connection with the carrying out of the development and the Council has confirmed in writing that all conditions relating to details which affect trees have been satisfied), or authority to close/divert a public right of way. It relates to the development described. Carrying out of a different form of development could result in enforcement action. You should therefore seek advice in writing on any proposed amendment or alteration.
2. The formation or alteration of footway crossings and other highway works must be to the specification of the Council as Highway Authority. Please refer to the Highways Department at New Town House, Buttermarket Street, Warrington prior to commencement.
3. The granting of planning permission should not be taken as indicating that the requirements of legislation concerned with public health, public safety, and pollution control or food hygiene have been satisfied. Please refer to the Environmental Health Section at New Town House, Buttermarket Street, Warrington prior to commencement.
4. The opening of a place of work, premises into which the public will go or an educational facility gives rise to a legal duty to make provision for the needs of the disabled.
5. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
6. If this is a decision to refuse planning permission for a householder application or for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. This process **does not** apply to any in circumstances where an appeal against the refusal to grant listed building consent or conservation area consent is submitted at the same time as an appeal against the refusal to grant planning permission.
7. If this decision relates to the same or substantially the same land and development as is or subsequently becomes the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice, or within 12 weeks in the case of a householder or minor commercial application of the date of this notice whichever period expires sooner.

8. You can appeal to the Planning Inspectorate against the decision, including any conditions imposed by the Council (your formal rights are set out below). If you wish to appeal, you should do so by writing to The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.co.uk/info/200207/appeals within 6 months of the decision date.
9. If this decision relates to the same or substantially the same land and development as is or subsequently becomes the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice, or within 6 months of the date of this notice whichever period expires sooner.
10. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
11. If you feel your application was not dealt with properly, you can write to The Executive Director for Economic Regeneration, Growth & Environment who will investigate in accordance with the Council's complaints procedure.